

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

APRIL 10, 2017

1. OPENING OF MEETING MEMBERS PRESENT: Pam Langan, Alderperson Bryan Bitters, Joe Clarke, Richard Linde, and Scott Matula MEMBERS EXCUSED:

Jerry Jones STAFF/OFFICIALS:

Manager of Planning & Zoning Steve Sokolowski

Chair Joe Clarke called the meeting to order at 4 p.m.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes from the March 27, 2017 meeting.

Motion by Richard Linde, seconded by Alderperson Bitters to approve. Motion carried.

2.2 New signage for North Woods located at 4415 S. Taylor Drive.

Jack Near of North Woods was present.

Steve Sokolowski explained that North Woods has moved out into the industrial park and was proposing a wall sign and directional sign at the driveway.

Both signs were going to replace the existing signs that are from the previous business.

The committee inquired about the individual lettering and current paint scheme.

Steve Sokolowski stated that because the letters are raised on the sign it

gives the appearance of individual lettering so city staff is fine with the sign design.

Jack Near mentioned that the whole building will be repainted prior to the sign going up.

Motion by Pam Langan, seconded by Alderperson Bitters to approve as presented.

Motion carried.

2.4 New Building for Commerce State Bank located at 1123 N. 23 rd Street.

Joel Sandee and Dave Borchardt from Commerce State Bank along with Paul Richter from Zimmerman Architectural Studios Inc were present.

Paul Richter went through the elevations and explained that the proposed building was a single story building with the entrance in the back.

The building is placed on an angle so that it is more visible as you approach.

The committee inquired about the lighting of the signs, if there is a dumpster enclosure and rooftop mechanicals.

Paul Richter explained that the sign is actually back lit and not internally illuminated as it appears on the elevation drawing. The rooftop mechanicals will be screened and the dumpster is located in the back and will be brick.

Motion by Richard Linde, seconded by Pam Langan to approve as presented.

Motion carried.

2.5 New building for SEAS located on the Southwest corner of N. 18 th Street and Superior Avenue (Vollrath Parcel # 214072). HELD OVER from March 27, 2017.

Erik Jensen of LJM Architects, Jerry Baumann of Windway Capital Corp, and Geoff Rudolph from SEAS were present.

Erik Jensen explain that the windows on the north side have been made the larger and taller, they have added a light fixtures, the masonry wainscoat is proposed to be higher on the corners, and they have added signage on the east wall.

The committee discussed the transition piece between materials and signage.

Erik Jensen explained that the transition piece would be z flashing and the signage is lined up with N. 18 th Street.

Motion by Alderperson Bitters, seconded by Scott Matula to approve as presented.

Motion carried.

2.6 Additions to Tidy Store located at 810 N. 14 th Street.

Scott Matula was present.

Scott Matula explained that they are proposing two additions on the west side of the current building.

The reason for the two additions is because there are mechanicals on the west side of the building that the owner doesn't want to move also with the liquor store being separate from the convenient store this will work better.

The additions will have the same roof height as the existing building.

One addition will have an eight foot roof height and the other will be ten foot roof height.

The siding and trim will be painted to match the existing.

Scott Matula stated that they were trying to make the additions look like extension of the existing building.

The committee discussed the design of the south wall such as a window, the south wall has not been painted as required as part of the previous remodel project, and concerns with dimpling at the seams of the metal horizontal siding that was installed on the east side of the building as part of the previous exterior remodel project.

Scott Matula mentioned that he wasn't sure how to break-up the wall to the south and thought that just blending in with the existing was better than adding another design element.

He stated that he wasn't sure about the dimpling but he will have to take a look at it so he really couldn't speak to that.

The painting should be done in the next week or two.

It wasn't completed because of the weather but now it has been warm so the owner should be able to take care of that.

Motion by Alderperson Bitters, seconded by Richard Linde to approve as presented. Motion carried (4 - 0 - 1 Abstained: Matula).

2.3 New Apartments located along S. 8 th Street between New Jersey and Virginia Avenues.

Jason Korb of Korb Architecture was present.

Jason Korb explained that the apartment complex was previously approved but they are proposing some changes.

The changes include the addition of twelve balconies, nine on the S. 8 th Street side and three on the Virginia Street side. Along with the balconies, they will be shifting the building to the east and be changing the proposed grade in the back.

Jason Korb further stated that they are applying for a building variance from the State of Wisconsin to be allowed to construct the rooftop deck.

Motion by Scott Matula, seconded by Alderperson Bitters to approve as presented.

Motion carried.

3. ADJOURN

3.1 Motion to Adjourn

Motion by Alderperson Bitters, seconded by Scott Matula to adjourn.

Being no further business the meeting was adjourned at 4: 37 P.M.

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